

## EXHIBIT C



CITY OF  
TUCSON

PLANNING AND  
DEVELOPMENT  
SERVICES  
DEPARTMENT

August 31, 2018

To: Mountain View Neighborhood

From: Planning and Development Services

SUBJECT: DP18-0201 Mountain Enclave Subdivision, Plan Compliance with *Northside Area Plan*

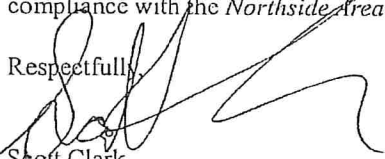
Thank you for contacting the City of Tucson. I have received your letter (attached) requesting that the Mountain View Subdivision be reviewed for compliance with the City of Tucson's *Northside Area Plan*.

The Mountain Enclave Subdivision is proposing to develop 76 single family residential detached units on a 6.29 acre site under the existing R-2 zoning at 12 units per acre. The proposed development will be using the Unified Development Code, Flexible Lot Design, Alternative B, requirements for R-2 zoning (UDC, Section 8.7.3). R-2 zoning allows a maximum building height of 25-feet, with the subdivision proposing an actual building height of 21-feet. Please note that the applicant is not proposing to rezone the subject site, rather the applicant is developing under the existing R-2 zone and applicable Code requirements.

The Residential Cluster Project (RCP) referred to in the *Northside Area Plan* has been replaced by the Flexible Lot Design (FLD) which has now codified the past RCP design review conditions that were crafted to mitigate an infill density increase. If the applicant's development can meet the UDC, FLD regulations, then it is in conformance with the goals and objectives of *Plan Tucson* and the *Northside Area Plan*.

The applicant is using the FLD under the existing R-2 zoning at a density of 12 units per acre. Staff has reviewed the proposed subdivision under the *Northside Area Plan* which defines medium density (R-2) between 7 to 14 units per acre. The base R-2 zone allows 15 units per acre. Therefore, the proposed Mountain View Enclave Subdivision is in compliance with the *Northside Area Plan*.

Respectfully,



Scott Clark

Interim Director

Planning and Development Services Department

Attachments: Applicant's Request Letter

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